

**AVA Register for Government Projects
Project Description**

Return From Housing Department

Return For 1st Quarter of 2011

1. Project Name (in English & Chinese)	Public Rental Housing Development at Ma On Shan Area 86B 馬鞍山第 86B 區公共租住房屋發展計劃	
2. Project Reference	AVR/G/19	
3. Outline of Project Details* <i>(attach location plan)</i> <i>Please include key development parameters e.g. site area, total GFA, building height, lot frontage for waterfront sites etc. relevant to the project and the relevant criteria for AVA set out in para. 4.</i>	Gross Site Area (ha.)	2.23
	Total Dom. GFA(m ²)	110,488
	Building Height (mPD) (Max.)	120
	Design with Podium	Nil
	<p style="text-align: center;">*Project was completed in Mar 2011.</p>	

4. **Select the following category(ries) which would be applicable to the major government project :**

(Please tick ALL relevant categories)

- Planning studies for new development areas.
- Comprehensive land use restructuring schemes, including schemes that involve agglomeration of sites together with closure and building over of existing streets.
- Area-wide plot ratio and height control reviews.
- Developments on sites over 2 hectares and with an overall plot ratio of 5 or above.
- Development proposals with total Gross Floor Area exceeding 100,000 square metres.
- Developments with podium coverage extending over one hectare.
- Developments above public transport terminus.
- Buildings with height exceeding 15 metres within a public open space or breezeway designated on layout plans / outline development plans / outline zoning plans or proposed by planning studies.
- Developments on waterfront sites with lot frontage exceeding 100 metres in length.
- Extensive elevated structures of at least 3.5 metres wide, which abut or partially cover a pedestrian corridor along the entire length of a street block that has / allows development at plot ratio 5 or above on both sides; or which covers 30% of a public open space.
- Others, please specify

5. Relevant factors which have been taken into account in assessing the need for AVA			
Factors	Y	N	Brief remarks
Are there existing / planned outdoor sensitive receivers located in the vicinity of the project site falling within the assessment area?	<input type="checkbox"/>	<input type="checkbox"/>) There are open space, schools and residential developments in vicinity. Development parameters based on approved Planning Brief and preliminary design are available for conducting the AVA. No major problem areas have been revealed by the AVA.) Air ventilation is an important consideration in determination of the project design also having regard to site constraints like building height, traffic noise and neighbouring developments.
Are there known or reasonable assumptions of the development parameters available at the time to conduct the AVA?	<input type="checkbox"/>	<input type="checkbox"/>	
Are alternative designs or alternative locations feasible if the AVA to be conducted reveals major problem areas?	<input type="checkbox"/>	<input type="checkbox"/>	
Are there other overriding factors that would prevail over air ventilation considerations in the determination of the project design?	<input type="checkbox"/>	<input type="checkbox"/>	
Will the desirable project design for better air ventilation compromise other important objectives for the benefits of the public?	<input type="checkbox"/>	<input type="checkbox"/>	
Has the public raised concern on air ventilation in the neighbourhood area of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is the project already in advanced stage to incorporate AVA?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Any other factors not listed above? (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Is AVA required?			
<input checked="" type="checkbox"/> AVA is required for the project	Go to Section 7		
<input type="checkbox"/> AVA should be conducted later	Go to Section 8		
<input type="checkbox"/> AVA to be waived	Go to Section 9		
7. AVA is required for the project <input type="checkbox"/> <i>not applicable</i> <i>(The AVA report, 3 hard copies and an electronic copy in Acrobat format, is to be submitted for record after completion)</i>			
(a) AVA Consultants (if any)	Allied Environmental Consultants Limited (Expert Evaluation (EE) and Initial Study (IS)). Ove Arup & Partners Hong Kong Ltd. (Detailed Study (DS))		
(b) Time (start / finish)	Sept 2007/Dec 2008 (EE & IS) Apr 2009/Oct 2010 (DS)		
(c) Assessment tool used (CFD or/and wind tunnel)	CFD for IS Wind Tunnel for DS		
(d) Any design changes made to the project resulting from the AVA?	None		
(e) Any major problems encountered in the AVA process?	None		
(f) Any suggested improvement to the AVA process?	None		

8. AVA should be conducted later		<input checked="" type="checkbox"/> <i>not applicable</i>
(a) What is the current stage of the project?		
(b) When should AVA be conducted?		
(c) Which Policy Bureau agrees to conduct AVA later?	DB THB Others _____	
9. AVA to be waived		<input checked="" type="checkbox"/> <i>not applicable</i>
(a) Give justifications for waiving the requirement		
(b) Have qualitative design guidelines / measures been adopted and design changes been made to improve air ventilation of the project?		
(c) Which Policy Bureau agrees to waive AVA?	<input type="checkbox"/> DB <input type="checkbox"/> THB <input type="checkbox"/> Others _____	
10. Contact		
(a) Name	████████████████████	
(b) Designation	████████████████████	
(c) Tel.	██████████	
(d) E-mail	████████████████████	